

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

Town Planning – Jaggaiahpet Municipality – Change of land use from Residential use to Commercial use in R.S.No.300/3 and 301/3 at Seetaramapuram, Jaggaiahpet to an extent of 1765.18 Sq.Mtrs - Draft Variation – Confirmed – Orders – Issued.

-----  
**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**

**G.O. Ms. No. 160**

**Dated: 02/04/2012.**  
**Read the following:**

1. G.O. Ms. No. 265 MA., dated 14.05.2003.
2. From the Director of Town & Country Planning, Lr. Roc. No. 3937/2011/R, dated 21.07.2011.
3. Govt. Memo. No. 19353/H1/2011-1, dt. 03.10.2011.
4. From the Director of Town & Country Planning, Hyd Lr. Roc. No. 3937/2011/R, Dated 04.02.2012.
5. From the Commissioner of Printing, Stationery and Stores Purchase, Hyderabad A.P.Gazette No. 136, Part – I, dated 01.03.2012.

\* \* \*

**ORDER:**

The draft variation to the Jaggaiahpet General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.265 MA., dt:14.05.2003, was issued in Government Memo No. 19353/H1/2011-2, Municipal Administration and Urban Development Department, dt. 23.02.2012 and published in the Extraordinary issue of A.P. Gazette No. 136, Part-I, dated 01.03.2012. No objections and suggestions have been received from the Public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dt. 04.02.2012 has stated that the Commissioner, Jaggaiahpet has informed that the applicant has paid an amount of Rs.17,650/- (Rupees Seventeen thousand and Six hundred and fifty only) towards conversion charges as per G.O.Ms.No.158, dated 22.03.1996. Hence the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**B.SAM BOB**  
**PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To  
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Rajahmundry.  
The Commissioner, Jaggaiahpet Municipality, Jaggaiahpet, Krishna District.

Copy to:

The individual through the Commissioner, Jaggaiahpet Municipality, Jaggaiahpet, Krishna District.  
The District Collector, Krishna District.  
SF/SC.

//FORWARDED ::BY:: ORDER//

**SECTION OFFICER**

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub-section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Jaggaiahpet Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.136, Part-I, dated 01.03.2012, as required by clause (b) of the said section.

## **VARIATION**

The site in R.S.No.300/3, 301/3 in Seetaramapuram, Jaggaiahpet Town to an extent of 1765.18 Sq. Mtrs. the boundaries of which are as shown in the schedule below and which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Jaggaiahpet Municipality sanctioned in GO.Ms.No.265, MA dated:14.05.2003 is now designated for Commercial use by variation of change of land use as marked "A,B,C,D" as shown in the revised part proposed land use map GTP No. 6/2012/R, which is available in Municipal Office, Jaggaiahpet Town, as the Council vide Resolution No. 80, dated 13.09.2010 recommended the proposal and on either side of the proposed site is developed with commercial activity, **subject to the following conditions; namely:-**

1. The applicant shall handover the road affected portion under 30'-0" wide road on East and Southern sides and affected portion on Western side under 100'-0" Master Plan road at free of cost through registered gift deed to the local-body.
2. The applicant shall obtain necessary permission for development of the site under reference from the competent authority.
3. That the title and Urban Land Ceiling/ Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/ Municipal Corporations/ Municipalities before issue of building permission/ development permission.
4. That the above realignment/deletion/ formation of road and change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners/ applicants are solely responsible for any misrepresentation with regard to ownership/ title, Urban Land Ceiling Clearances etc. The owners/ applicants shall be responsible for any damage claimed by any one on account of realignment of road proposed.
6. The realignment/ deletion/ formation of road and change of land use shall not be used as the proof of any title of the land.
7. The realignment/ deletion/ formation of road and change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

## **SCHEDULE OF BOUNDARIES**

NORTH	:	Existing 14'-9" wide Joint Passage.
EAST	:	Existing 20'-0" wide C.C Road to be widened to 30'-0".
SOUTH	:	Existing 22'-0" wide C.C Road to be widened to 30'-0".
WEST	:	Existing 94'-0" wide C.C Road to be widened to 100'-0" as per Master Plan.

**B.SAM BOB**  
**PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

**SECTION OFFICER**